

The Salisbury Planning Board held its regular meeting on Tuesday, February 24, 2004, in the City Council Chamber of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

PRESENT: Fred Dula, Len Clark, Lou Manning, Ken Mowery, Brian Miller, Rodney Queen, Sandy Reitz, Jeff Smith, Jerry Wilkes,

ABSENT: Mitzi Clement, Sean Reid, Eldridge Williams

STAFF: Dan Mikkelson, Joe Morris, Harold Poole, David Phillips, Janet Gapen, Diana Moghrabi

The meeting was called to order by **Chairman Dula**. The minutes of February 10, 2004, were approved with one change. Let the record show that **Jerry Wilkes** had voted against the HD Overlay in Part B of Z-02-04, page 6, and not **Ken Mowery**.

GROUP DEVELOPMENT SITE PLAN

G-2-02 Ashton Manor, 200 block of Sunset Drive

David Phillips made the staff presentation. This has been before Planning Board and City Council before, but the time expired. They are resubmitting with one change: to develop in two phases and using the Duke Power easement line to separate the two phases. The Technical Review Committee is recommending that this proposal be approved as resubmitted.

Those speaking in favor of the improvements: None

Those speaking in opposition to the improvements: None

Board Discussion

Rodney Queen made a motion to approve as resubmitted. The motion was seconded by **Lou Manning**, with all members voting AYE.

PRESENTATION

Jason Walser, Executive Director of the LandTrust of Central North Carolina, brought the members a gift of bottled water before presenting a rapid glance at the organization and its many projects. The LandTrust looks for ways to make the region a destination point, and to preserve the region's special places. Pisgah Covered Bridge was one of these sites; it is being rebuilt after being swept away in a flood. Other topics in his presentation included:

- The LandTrust is not government funded; they are funded by business.
- Rowan County receives most of The LandTrust's attention.

- Mr. Walser highly recommends a visit to the Ecological Preserve at Catawba College, and Eagle Point Nature Preserve located off Black Road.
- He expressed the organization's concerns for Grant's Creek. It is one of the "dirtiest" creeks in the region, and is ecologically a highly threatened area. The county is looking at this area as a potential greenway. The anchor of the greenway would be the Wilcox Bridge, built in 1929 across the Yadkin River. It is one of the oldest bridges in the state, and one of only five open spandril bridges, which is slated to be torn down when I-85 is rerouted. This would be a good bridge for cyclist and pedestrians. There is public interest in preserving it.
- He urges the City to take a closer look at floodplain standards.
- Local air quality issues need to be addressed.
- Conservation subdivision example – design around the natural resources.
- Conservation easement - a legal agreement by a landowner to give up development rights typically for a tax benefit.
- An explanation of transfer development rights - currently not legal in NC
- An explanation of purchase of development rights – simply put – buying a conservation easement

There is an event scheduled as a fundraiser and free to the public on April 3, in Davidson County from 11-3:00 p.m.

COMMITTEE REPORTS

Ethical Principles Committee

Sandy Reitz, Chair, addressed the APA recommendations. The committee decided to "back-off" of Section 2D, to replace the word *legal* with the word *ethical* when referring to the word *advocate*, and on Section 2H they are awaiting advice from an attorney as to the legal definition of *conflict of interest*. The next meeting will be scheduled after hearing Mr. Rivers Lawther's response.

Downtown Rezoning Committee (B-6 to B-5 Along N. Main, North of Liberty Street)

Committee 2, **Brian Miller**, Chair, had their first meeting in an attempt to outline an area of study. The goal of the committee is to have Randy Hemann of Downtown Salisbury, Inc. to participate in the next meeting. He has done some work on recognized uses and the effect on them if a change is made.

Harold Poole requested that this committee include the issue of a farmer's market in their study.

Brief review of the calendar year 2003

Power Point presentation previously given by **Chairman Dula** to City Council on February 3 and a summary handed out to Council. The handout is a good reference to keep.

Stub-out streets and Temporary cul-de-sacs

City Council recommended that Planning Board should assign a committee to do a study on the subject. Legislative Committee B, **Jeff Smith**, Chair, was assigned the task.

Harold Poole asked the Planning Board to make a recommendation and vote on the Z-02-04 RD-A section of the HD overlay in Part B for 16.3 acres. **Brian Miller** made a motion to deny the HD overlay over the 27,000 sq. ft. area that is zoned RD-A of Z-02-04. **Jeff Smith** seconded the motion, with all members voting AYE.

Land Development Ordinance Committee

Rodney Queen gave a report on the committee's February 19 meeting, where the annotated outline was reviewed. Mr. Queen suggested that the Planning Board should receive a copy of this outline.

Nominating Committee

Chairman Dula recommended that three people volunteer for the committee. The committee will include **Jerry Wilkes**, **Brian Miller**, and **Ken Mowery**. They will present nominations at the next meeting.

There being no further business to come before the Board, the meeting was adjourned.

Chairman

Secretary